



A BILL FOR AN ORDINANCE

TO AMEND CHAPTER 21, REVISED ORDINANCES OF HONOLULU 1990, AS AMENDED (THE LAND USE ORDINANCE), RELATING TO HOTELS.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Purpose and intent. The purpose of this ordinance is to permit certain (limited service) hotels in the BMX-3 community business mixed used district. The Council finds that there is a growing demand for appropriately scaled, lower intensity hotel facilities which do not offer many of the same amenities (such as restaurants, retail establishments, or meeting spaces) as full service hotels. Such hotels are used primarily by cost-conscious business or leisure travelers.

SECTION 2. Table 21-3, Revised Ordinances of Honolulu 1990, as amended, ("Master Use Table") is amended by amending the "Hotels" use entry in the "Dwellings and Lodgings" category to read as follows:

**"TABLE 21-3
MASTER USE TABLE**

In the event of any conflict between the text of this Chapter and the following table, the text of the Chapter shall control. The following table is not intended to cover the Waikiki Special District; please refer to Table 21-9.6(A).

KEY:	Ac	= Special accessory use subject to standards in Article 5
	Cm	= Conditional Use Permit-minor subject to standards in Article 5; no public hearing required (see Article 2 for exceptions)
	C	= Conditional Use Permit-major subject to standards in Article 5; public hearing required
	P	= Permitted use
	P/c	= Permitted use subject to standards in Article 5
	PRU	= Plan Review Use

ZONING DISTRICTS																					
USES (Note: Certain uses are defined in Article 10.)	P-2	AG-1	AG-2	Country	R-20, R-10	R-7.5, R-5, R-3.5	A-1	A-2	A-3	AMX-1	AMX-2	AMX-3	Resort	B-1	B-2	BMX-3	BMX-4	I-1	I-2	I-3	IMX-1

DWELLINGS AND LODGINGS

Hotels														P			C P/c	P			Cm		Cm
--------	--	--	--	--	--	--	--	--	--	--	--	--	--	---	--	--	----------	---	--	--	----	--	----

SECTION 3. Section 21-5.360, Revised Ordinances of Honolulu 1990, as amended ("Hotels"), is amended to read as follows:



A BILL FOR AN ORDINANCE

"Sec. 21-5.360 Hotels.

- (a) Hotels shall be permitted in the I-2 intensive industrial district and IMX-1 industrial-commercial mixed use district provided:
- [(a)] (1) They are within one-half mile by the usual and customary route of vehicular travel from the principal entrance of an airport utilized by commercial airlines, having regularly scheduled flights. For Honolulu International Airport, the principal entrance shall be the intersection of Paiea Street and Nimitz Highway.
 - [(b)] (2) They have frontage on a major or secondary street or highway.
 - [(c)] (3) They have a minimum lot area of 15,000 square feet and minimum lot width of 70 feet.
 - [(d)] (4) The maximum floor area ratio shall be 2.0.
 - [(e)] (5) Parking requirements of at least one space per two lodging or dwelling units shall be provided.
 - [(f)] (6) Front yards shall have a minimum depth of 10 feet, and except for necessary driveways and walkways, shall be maintained in landscaping.
 - [(g)] (7) Signs shall conform to the sign requirements applicable within B-2 community business district regulations.
- (b) Hotels shall be permitted in the BMX-3 community business mixed use district provided:
- (1) They are located within the Primary Urban Center Development Plan, the Ewa Development Plan, or the Central Oahu Sustainable Communities Plan areas, as established by Chapter 24.
 - (2) Hotels with more than 180 dwelling and/or lodging units shall require:
 - (A) A conditional use permit (major); and
 - (B) Approval by the council, by adoption of a resolution, for the additional units, based on a determination by the council that the project will contribute to the general welfare of the community-at-large or surrounding neighborhood and will not have a major



A BILL FOR AN ORDINANCE

adverse impact on surrounding land uses. The director shall submit a report and a proposed resolution to the council, which resolution may contain such conditions of approval as the director deems appropriate. Within 60 days after receipt of the director's report and proposed resolution, the council shall approve, approve in whole or in part, with or without conditions or modifications, or deny the approval. If the council does not take action within the 60-day period, the approval shall be deemed denied. The applicant may request, and the council may approve, an extension of time if the request is made in writing and approved prior to the requested effective date of the extension. While the application for approval is pending before the council, any deadline imposed on the director by Section 21-2.40-2(c)(6) shall be suspended.

- (3) When eating or drinking establishments, meeting facilities, retail establishments or other commercial establishments are on the same zoning lot, these uses shall be treated as separate permitted uses for purposes of this chapter.
- (4) Multifamily dwellings and hotel use shall not be permitted on the same floor level.
- (5) No hotel unit shall be used as a time share or transient vacation unit."

SECTION 4. Ordinance material to be repealed is bracketed and new material is underscored. When revising, compiling, or printing this ordinance for inclusion in the Revised Ordinances of Honolulu, the revisor of ordinances need not include the brackets, the bracketed material, or the underscoring.



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE _____

BILL 75 (2012), CD1

A BILL FOR AN ORDINANCE

SECTION 5. This ordinance shall take effect upon its approval.

INTRODUCED BY:

Ernest Martin (BR)

DATE OF INTRODUCTION:

November 29, 2012
Honolulu, Hawaii

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____ day of _____, 20____.

KIRK CALDWELL, Mayor
City and County of Honolulu